

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
MAY 15, 2018 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Brady, Moriarty
Alternates Present: Levenson
Absent: Somers, Brewer, Everett
Staff: Quinn, Galetta

Chairperson Somers called the meeting to order at 7:01 p.m. and sat Levenson for Somers.

MOTION: To waive the reading of the hearing procedure.

Motion made by Brady, seconded by Levenson, so voted unanimously.

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 18-22 – 292 High Street; Lisa & Phyllis Cappuccio, owners/applicants; Condensers and line sets. PIN #261914323620

Lisa & Phyllis Cappuccio, owners of 292 High Street, presented to the Commission to propose installation of condensers and line sets needed for a mini-split air conditioning system in their home. The system will have two compressors, one placed on each side of the house, with line sets installed on the house.

The following exhibits were presented:

- Photographs
- Plot plan
- Property card
- A/C system brochure

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:07 p.m.

HDC 18-23 – 11 Pearl Street; St Marks Parish of the Protestant Episcopal, owner/applicant; Modify COA #2151. PIN #261918318460 E

Bruce Vandal, presented to the Commission on behalf of St. Marks Church, which is the owner of 11 Pearl Street. The subject location is also known as 15 Pearl Street. This proposal is to modify the original Certificate of Appropriateness (COA #2151) to incorporate the use of granite for rebuilding the sides of the stairs as well as the steps. The sides will be coarse granite and the steps will be unpolished, rough granite to prevent slippage.

The following exhibits were presented:

- Photographs

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:15 p.m.

HDC 18-24 – 229 Clift Street; Ann & Peter Filardi, owners; Renewal by Andersen, applicant; Replacement windows. PIN #261914226567

Steven Martin, a representative of Renewal by Anderson, presented to the Commission for the owners of 229 Clift Street who are Ann and Peter Filardi. The plan is to replace 6 windows that will look exactly the same when finished. The windows are currently double hung, wooden windows with storms attached. The replacements will be double hung as well with full divided light grids. The windows are clad with Fibrex which is a composite material. Martin presented using digital media exclusively. The Commission noted that printed exhibits and photographs of the windows being replaced are required for file documentation and retention. The Commission determined that it was unable to render a decision until those items are submitted.

HDC 18-25 – 2 Clift Street; Adam Wronowski, owner; William Bertsche, applicant; Addition to garage. PIN #261928422080

Architect William Bertsche and Adam Wronowski, owner of 2 Clift Street, presented to the Commission to propose an addition to an existing garage. Bertsche noted that a preliminary meeting with the Commission regarding this project occurred in September. The garage is located at the far western end of the lot. It is a T-shaped, one story building now. The foot will be unchanged and the goal is to make it more like a carriage house. Boral will be used for the siding and trim materials. The existing garage door and side door will be retained and reused. The roof shingles will be asphalt, architectural style and the windows will be Andersen Series A, full divided light, with muntins.

The following exhibits were presented:

- Photographs
- Plot plan
- Site plan
- Window details

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:25 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 18-22 – 292 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson, seconded by Moriarty, so voted unanimously. Certificate of Appropriateness #2155.

HDC 18-23 – 11 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson, seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #2156.

HDC 18-24 – 229 Clift Street

MOTION: To continue to the next regularly scheduled public hearing.

Motion made by Brady, seconded by Moriarty, so voted unanimously.

HDC 18-25 – 2 Clift Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brady, seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #2157.

III. PRE-APPLICATION HEARINGS

Architect Mark Comeau appeared before the Commission to discuss the renovation of the former Voodoo Grille at 12 Water Street. The subject location is in Building E where a new restaurant is being fit-out by Proprietor Gary Hobert. The work being proposed for review by the Commission consists of a walk-in cooler enclosure on the west side of the building and a “Nano-door” on the west façade. The cooler enclosure will result in a 13’ x 15’ appendage on the outside of the building with shiplap, Azek siding and cornice trim. The cooler will be placed on existing decking material and the intention is to have storage doors underneath. Additionally, the intention is to open a single door up to make it 8’ wide and install a triple Nano-door, which is one that opens like an accordion. Staff noted that this is the accessible entrance into the restaurant and the single door must be 36”. Commissioner Brady noted that he recused himself from this application.

John Clifford appeared before the Commission on behalf of Wellspring Bible Fellowship owners of 171 Candlewood Road. He is proposing the replacement of the church windows with All-Time, aluminum-clad windows. They will be six over six to match the existing windows. An Andersen or Marvin vinyl-clad window is not available in the size required for the church window openings therefore they have chosen to go with All-Time.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. February 20, 2018

Approval of the February 20, 2018 minutes was postponed to the next meeting.

2. April 3, 2018

MOTION: To approve the minutes of April 3, 2018, as written

Motion made by Brady, seconded by Moriarty, so voted unanimously.

3. April 17, 2018

Approval of the April 17, 2018 minutes was postponed to the next meeting.

4. May 1, 2018

Approval of the May 1, 2018 minutes was postponed to the next meeting.

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Meeting adjourned at 7:44 p.m. motion made by Moriarty, seconded by Levenson.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II